

Public Hearing of Council

Agenda Item: 7.2.16



LOC2022-0208 / CPC2023-0338

Land Use Amendment

June 20, 2023

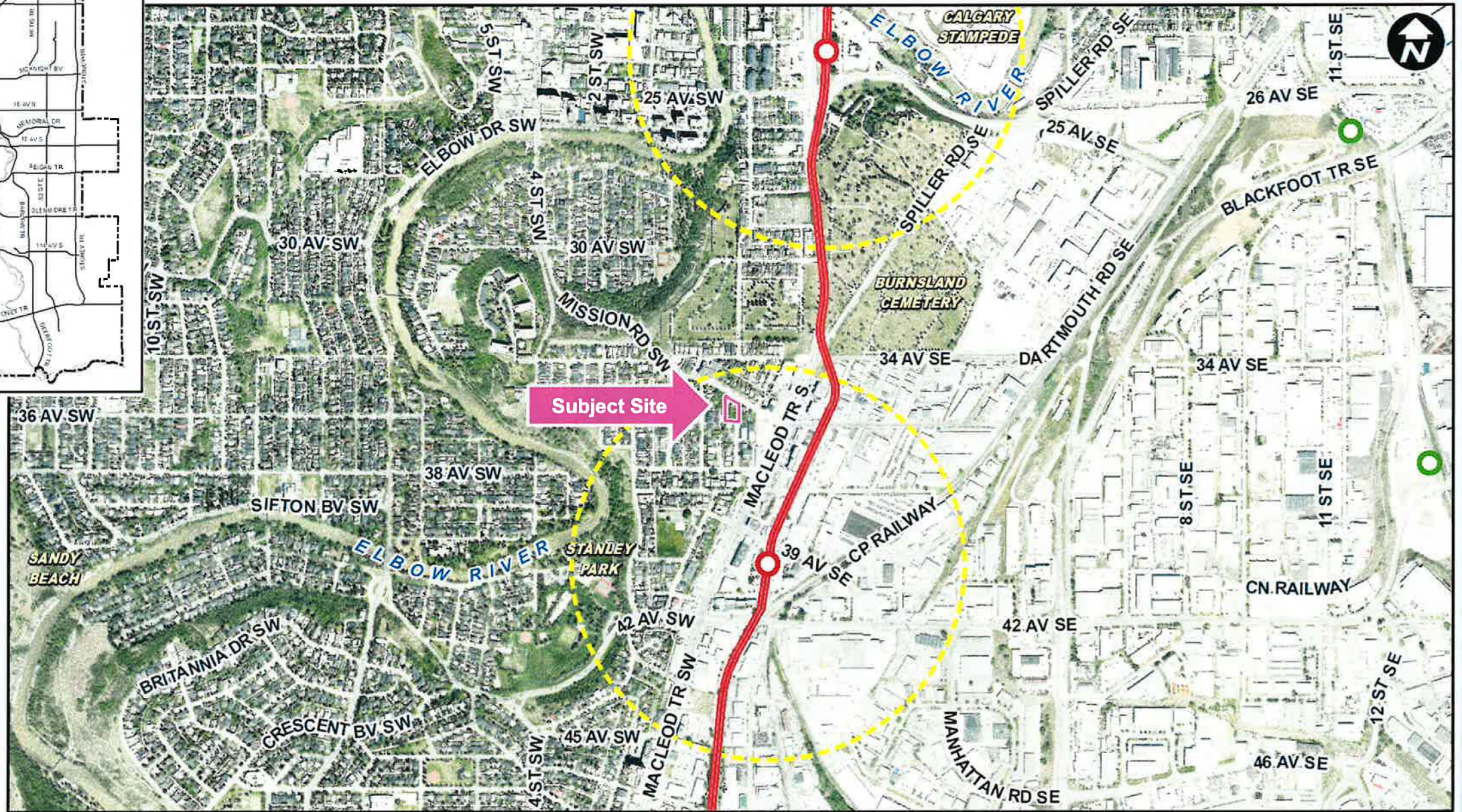
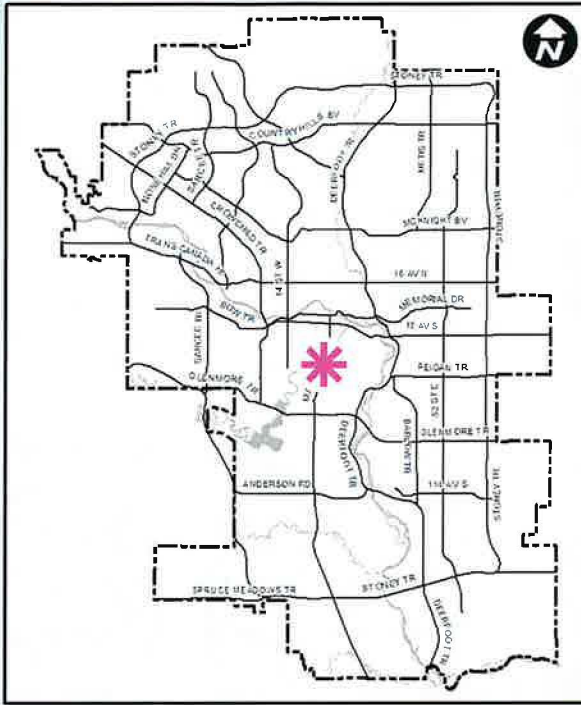
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 20 2023
ITEM: 7.2.16 CPC2023-0338
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 86D2023** for the redesignation of 0.28 hectares ± (0.69 acres ±) located at 69 Mission Road SW (Plan 2210774, Block 5, Lot 46) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines.





- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



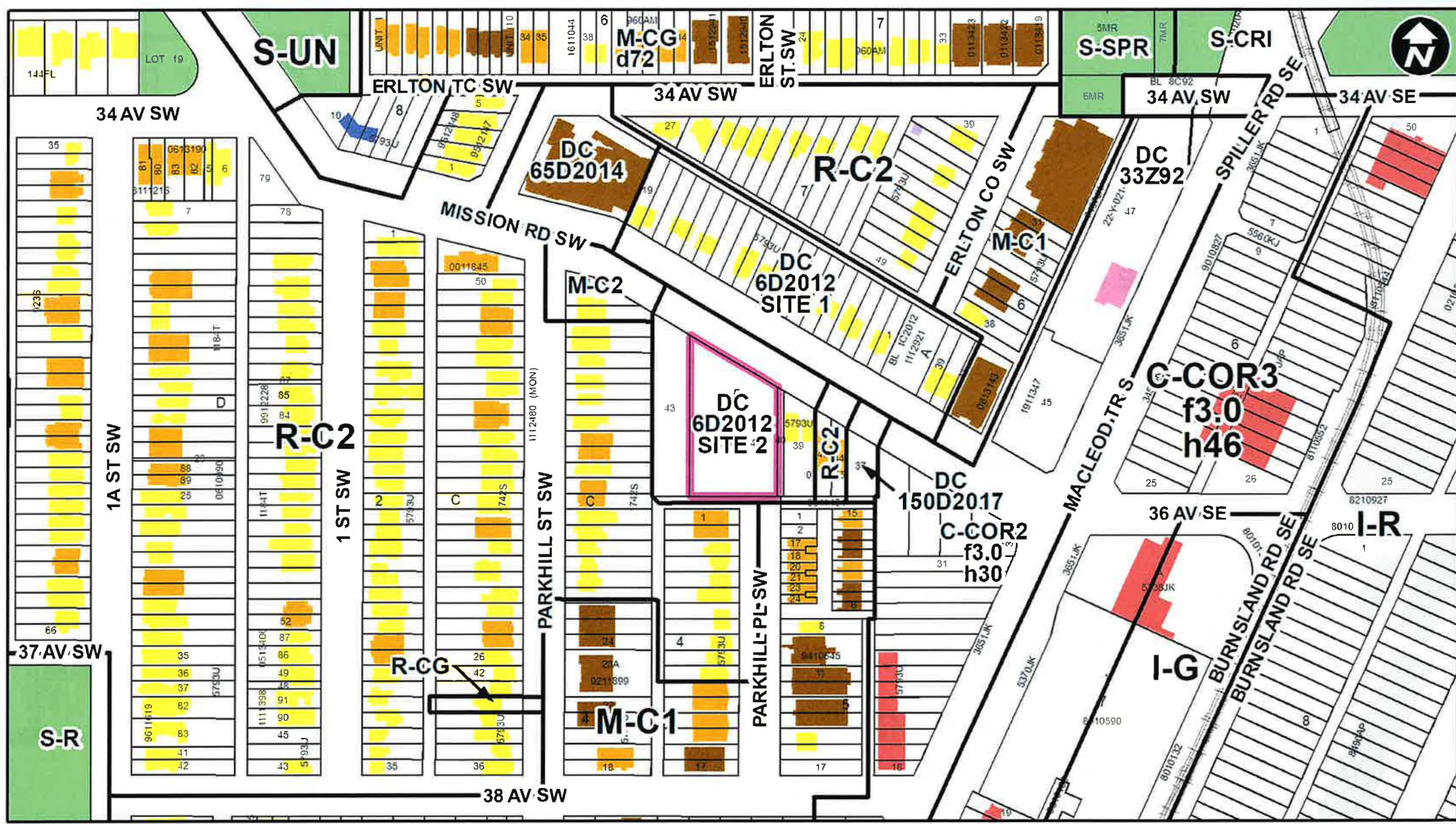
○ Bus Stop

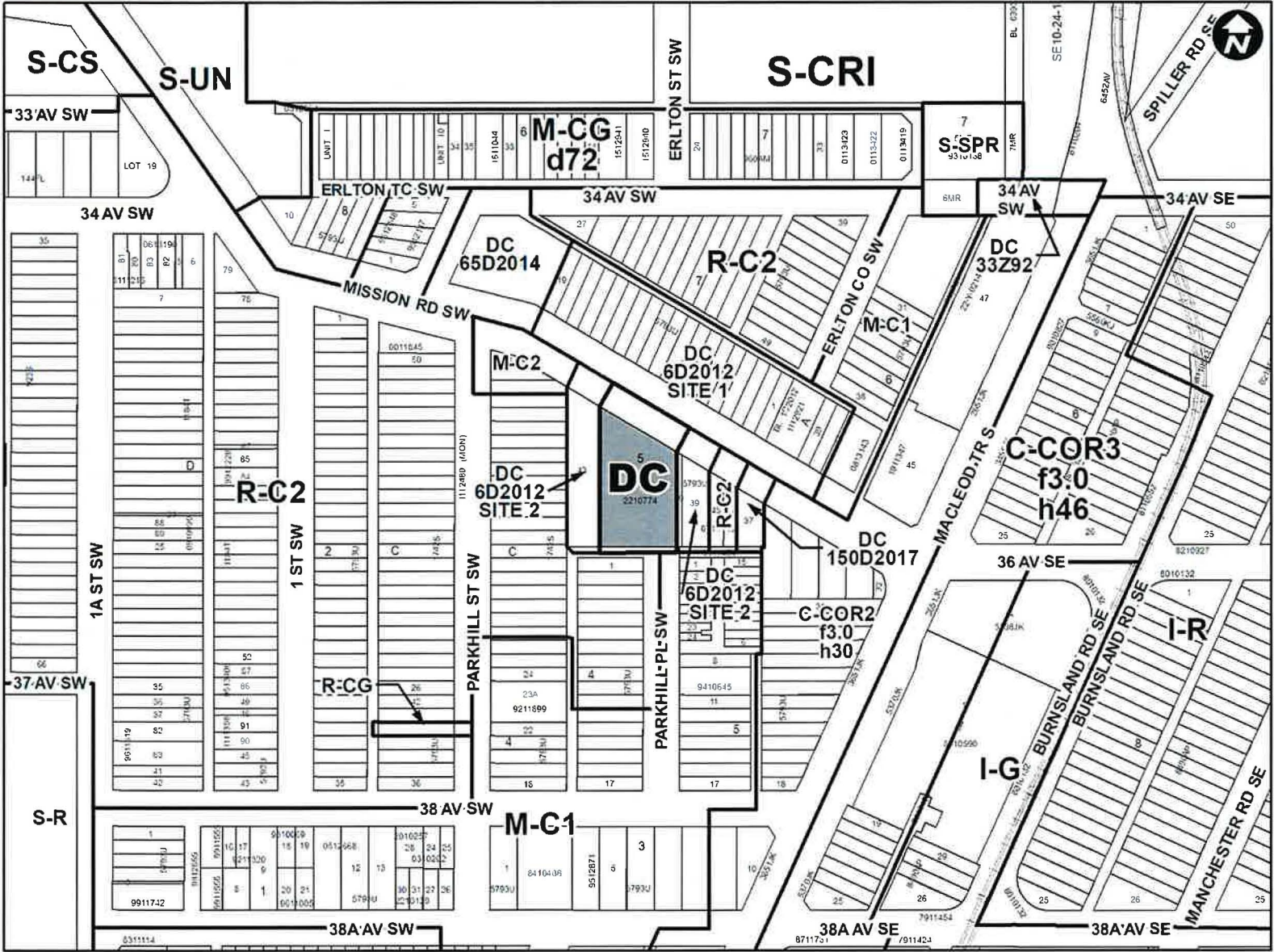
Parcel Size:

0.28 ha
42m x 78m

Surrounding Land Use

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed Direct Control (DC) District:

- Based on Multi-Residential – High Density Low Rise (MH-1) District
- Retains previous DC rules related to density, height and building setbacks
- Adds Office as a discretionary use
- Adds a maximum use area for Office

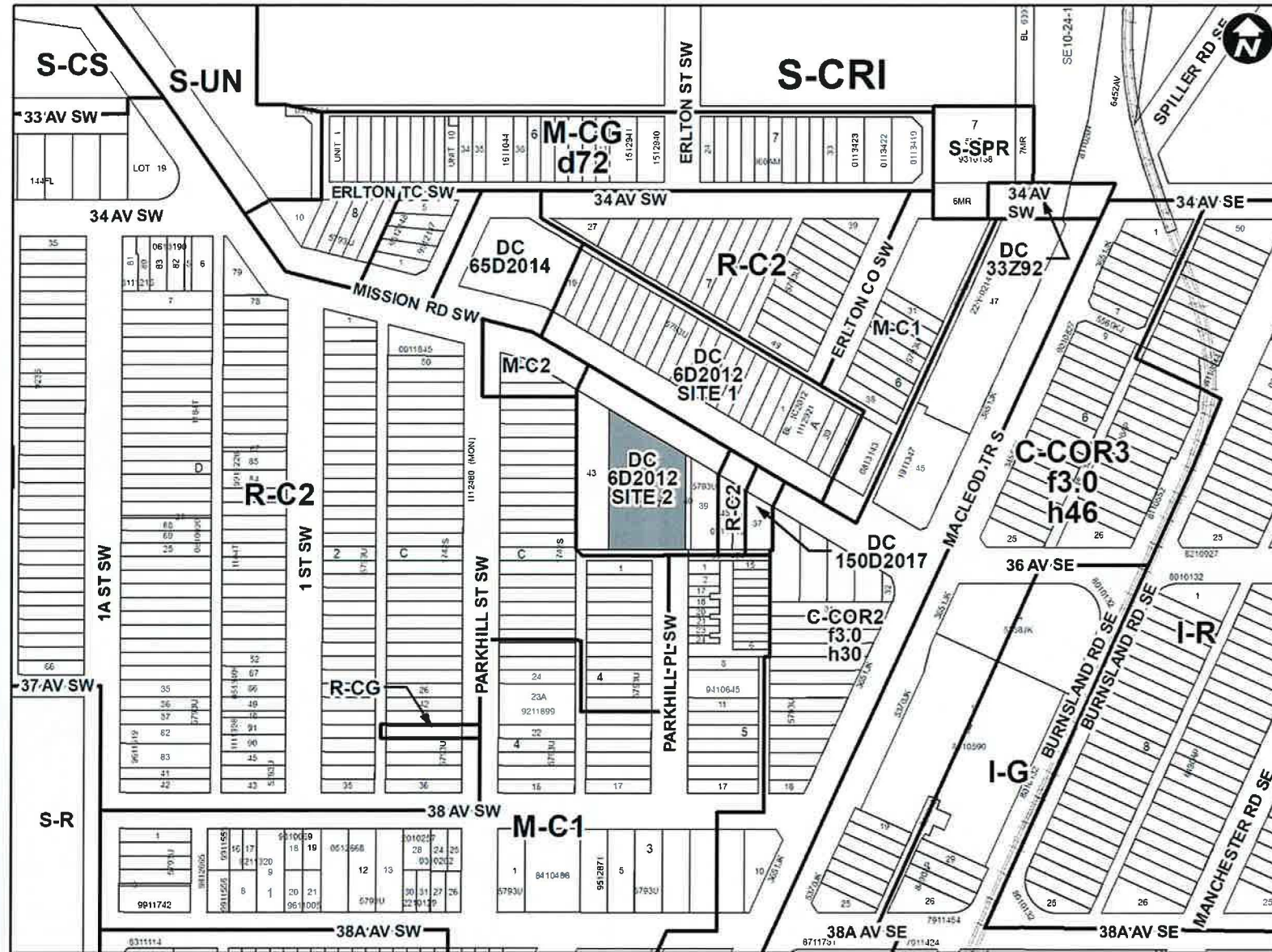
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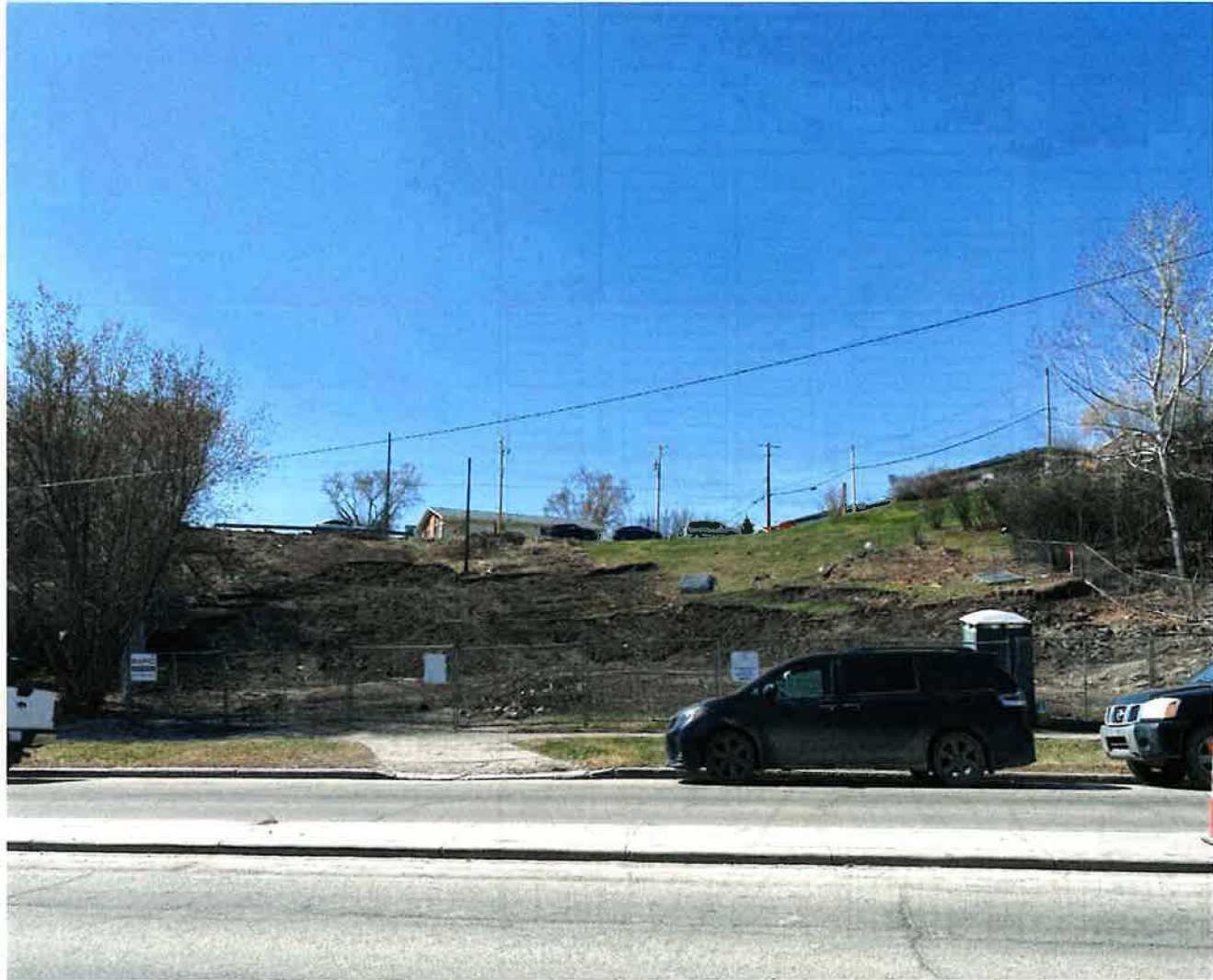
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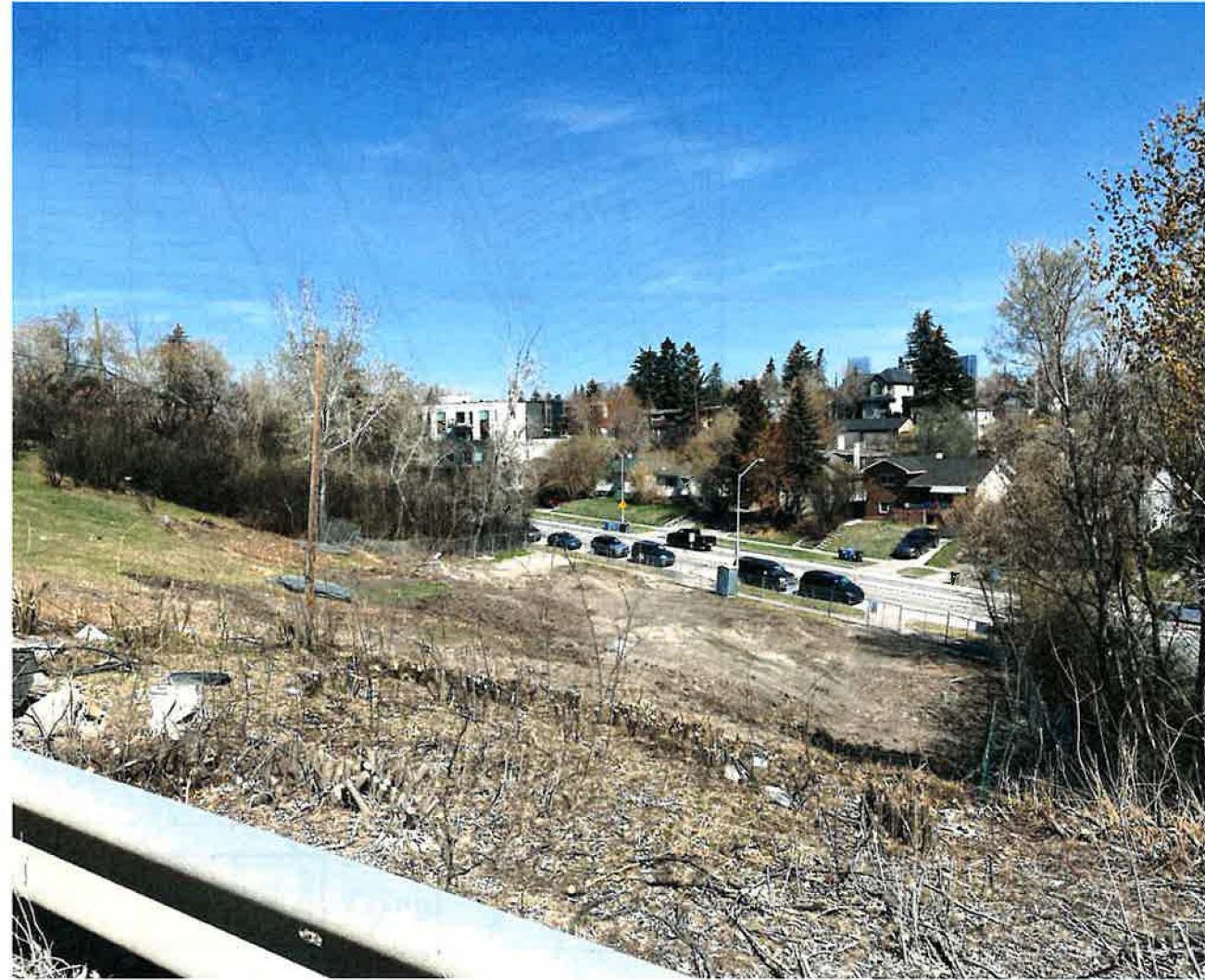
Supplementary Slides

Existing Land Use Map





View South from Mission Road SW



View North



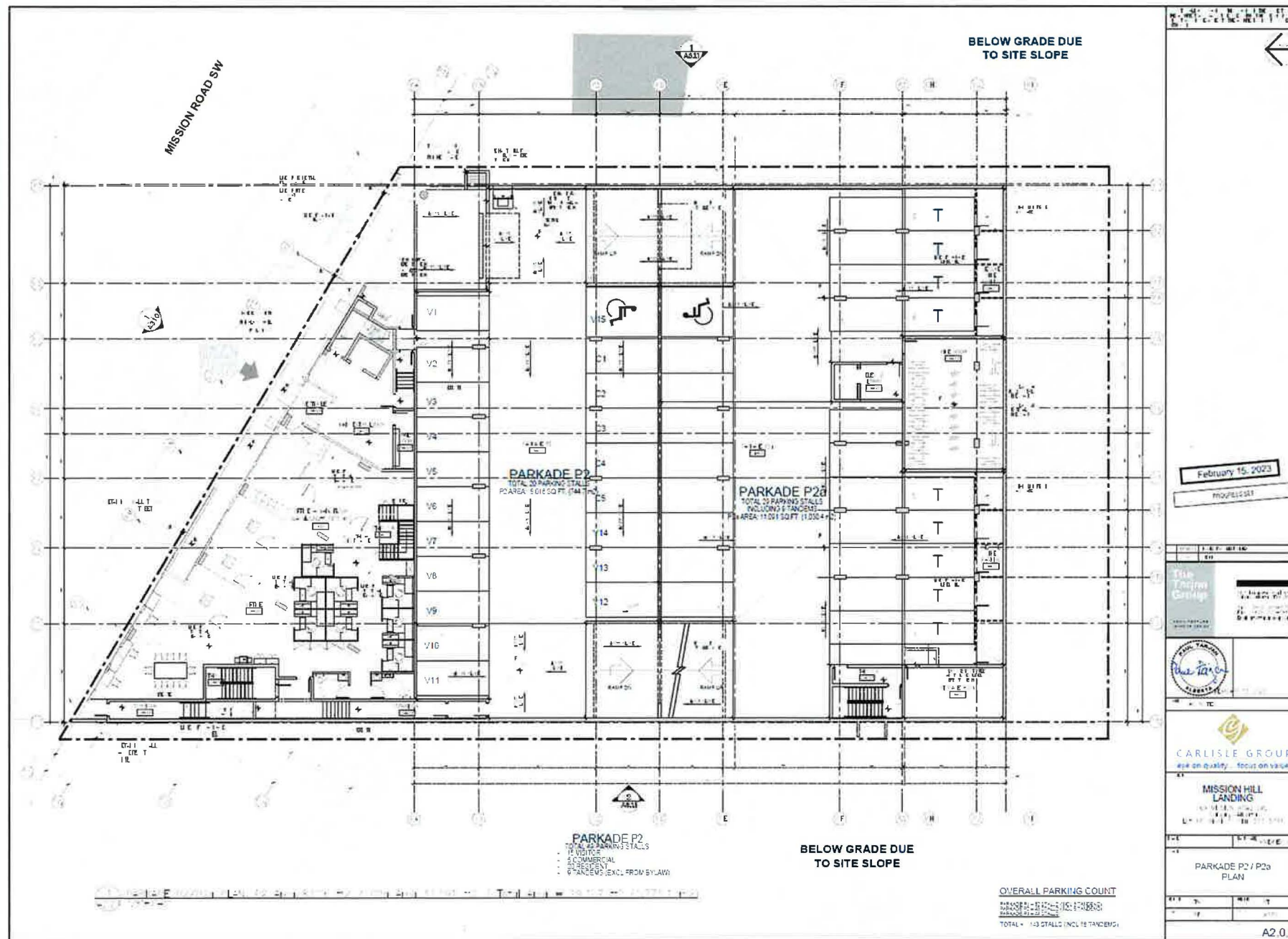
Conceptual front elevation with office uses



1 NORTH ELEVATION
A3.1.0 3/32" = 1'-0"



Conceptual full main floor plan 14



Discretionary Uses Allowed Under DC6D2012	Discretionary Uses Proposed for LOC2022-0208
Artist's Studio	Addiction Treatment
Assisted Living	Artist's Studio
Child Care Service	Assisted Living
Community Entrance Feature	Child Care Service
Convenience Food Store	Community Entrance Feature
Home Occupation – Class 2	Convenience Food Store
Information and Service Provider	Custodial Care
Liquor Store	Health Care Service
Live Work Unit	Home Occupation – Class 2
Multi-Residential Development	Information and Service Provider
Outdoor Cafe	Live Work Unit
Power Generation Facility - Small	Multi-Residential Development
Print Centre	Office
Residential Care	Outdoor Cafe
Restaurant; Food Service Only - Small	Place of Worship - Medium
Restaurant: Licensed - Small	Place of Worship - Small
Retail and Consumer Service	Power Generation Facility - Small
Sign – Class B	Print Centre
Sign – Class D	Residential Care
Specialty Food Store	Restaurant: Food Service Only
Take Out Food Service	Restaurant: Licensed
Temporary Residential Sales Centre	Retail and Consumer Service
Utility Building	Service Organization
	Sign – Class B
	Sign – Class C
	Sign – Class D
	Sign – Class E
	Specialty Food Store
	Take Out Food Service
	Temporary Residential Sales Centre
	Urban Agriculture
	Utility Building

Parkhill/ Stanley Park A.R.P.

Map 3

Land Use Policy Areas



- Study Area Boundary
- Low Density Residential Conservation and Infill
- Low/Medium Density Multi-family
- Regional Auto/General Commercial
- Open Space
- Special Policy Area



Approved: 20094
Amended: 599/2019

FIGURE 7 FORM BASED CONTROLS
cont'd

a. Stoop: A Building Frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The primary building entrance is provided through an exterior stair and landing. Stoops are typical for access to individual residential units.

b. Common Entry: A Building Frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade allowing shared entry to a multi-unit residential or office building. The setback area may be defined by a shallow planter at grade or raised, or may be contiguous paving.

c. Shopfront: A Building Frontage wherein the facade is aligned close to the Frontage Line with the Building entrance at sidewalk grade. This type is conventional for retail and restaurant use. It has a substantial glazing on the sidewalk level and may have an awning that overlaps the sidewalk.

d. Gallery: A Building Frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk or paved setback area. The building facade is configured as a Shopfront or Common Entry.

e. Mews: A Building Frontage wherein the facade of a Secondary Building or the rear facade of a Principal Building allows for a mixture of Building Frontages, Land Uses, and Private Garages facing a public or private lane configured as a secondary street with the paved area serving as a shared access for vehicles and pedestrians.

